FILE NO. SP44768
FILE BOX "7"

Davidson County DEEDWARR
Recvd: 08/10/06 14:41 3 pgs
Fees:17.00 Taxes:0.00
20060810-0098780

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

M&P
83-6-204

DEED OF CORRECTION

WHEREAS, by General Warranty Deed of record in Instrument No. 20041103-0132380 and re-recorded in Instrument No. 20050209-0015284, Register's Office for Davidson County, Tennessee, James Stephen Neighbors conveyed a certain real property of land in Davidson County, Tennessee, to Joshua Neighbors.

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description of the property intended to be conveyed which was described as follows.

> Lot B, FIRST DUBDIVISION OF BROWNSBILLE, as shown on plat of record in Plat Book 21, page 112, and in Instrument No. 200311190168658 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of the property.
>
> Being the same property conveyed to James Stephen Neighbors, married by Warranty Deed from M. Patricia Bullington, unmarried, recorded the 19th day of November, 2003, in Instrument No. 200311190168658, in the Register's Office, Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions as shown of this record.

WHEREAS, the legal description described the entire Lot B and was intended to have only described the Easterly 50.0 feet of Lot B, which was the property owned by Grantor.

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Grantees, their heirs successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly 50.0 feet of Lot "B" on the Plan of the First Subdivision of Brownsville, of record in Book 21, Page 112, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot "B" fronts 50.0 feet on the northerly side of Franklin Avenue, formerly Seymour Avenue or Watkins Street, and runs back between parallel lines with the easterly margin of Gentry Avenue, 150.0 feet to a dead line.
>
> Being the same property conveyed to M. Patricia Bullington, unmarried, by Deed dated November 19, 1997 and filed for record on November 21, 1997 in Book 10692, Page 153, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 21, Page 112, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20041103-0132380, and re-recorded in Instrument No. 20050209-0015284, Register's Office for said County.

Diane Neighbors hereby joins in this conveyance to convey any marital interest she may have in the said property.

IN WITNESS THEREOF the parties have executed this instrument as of this 25 day of July, 2006.

GRANTOR(S):

James Stephen Neighbors

Diane Neighbors

GRANTEE(S)

Joshua Neighbors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Stephen Neighbors**, the within named bargainor(s) ,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 25th day of July, 2006.

BARBARA A. HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state **Diane Neighbors**, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of July, 2006.

BARBARA A. HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Joshua Neighbors**, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office this 25th day of July, 2006.

Barbara A. Hall
Notary Public

My commission expires:

BARBARA A. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

AFFIANT

Sworn to and subscribed before me this the 25 day of July, 2006.

NOTARY PUBLIC

My Commission Expires: May 24 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10 DAY OF August 20 06
Brandi Miller
Deputy Register